

FCRA Modified Deed Restrictions - Numbers 3, 4, 5, 8, 10 & 17
(Deed Restriction #17 included for 'fencing' guidelines)

- 3) No tent, lean-to, shack or other temporary structure of any character shall be constructed or maintained on any of the Tracts. No building or structure shall be erected, constructed, maintained or permitted on any Tract other than a single-family residence and private garage, garden house, guest cottage, or other structures of permanent construction designed and constructed as appurtenant to the use and enjoyment of such primary residence building, except as permitted by paragraph (17), below and provided specifically that no unpainted sheet iron, sheet aluminum or sheet fiberglass structures shall be placed on any of the Tracts; nor shall any structure, house trailer or building erected thereon or any part thereof be used as a dwelling pending the completion of the main dwelling house.

- 4) No building or other structure, except a small building adequate enough to enclose a water pump and tanks, shall be erected or altered on any Tract nearer than fifteen feet (15') from any property line except in the case where a property line adjoins a Reserved Area in which case the building or structure may be within ten feet (10') from the property line. No construction may begin until the construction plans and specifications, and a plan showing the location of the structure, have been approved by the Board of Directors as herein provided. For the purpose of perpetuating the natural environment and propagating the wildlife, only certain areas around Owner's buildings may be fenced as may be desirable, but that no fence will be allowed until and unless approved as to the design, type and location by the Board of Directors. The building exterior of any approved structure must be completed within six (6) months of commencement of construction.

- 5) Each Owner will submit proposed construction plans and specifications and a plot plan to the Board of Directors in connection with any improvements proposed on any Tract. The Board of Directors shall have the authority to determine if the same meet the requirements of these restrictions and to determine if the appearance of the structure or structures and the quality of workmanship and materials and external design are all in harmony with other structures in the immediate vicinity of the proposed structure and elsewhere in the Subdivision to which these restrictions apply and in harmony with such proposed scheme of plan of development as such Board of Directors shall establish.

It is recognized, that in view of the unusual nature of the Subdivision herein contemplated, it is particularly important that rules and regulations be revised from time to time in order to maintain and preserve the Subdivision in accordance with the best interests of the Owners of Tracts in the Subdivision. The Board of Directors is therefore authorized to make additional rules and regulations with respect to such Tracts, the activities being conducted thereon, the improvements to be constructed thereon, and the use thereof, not inconsistent with the provisions hereof, as it may deem appropriate, and the same shall be enforced in the same manner as provided herein.

(continued)

(Deed Restriction #5, continued)

The Board of Directors' approval or disapproval as required in these covenants shall be in writing. In the event the Board of Directors fails to approve or disapprove any plans and specifications within thirty (30) days after such plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. Construction plans and specifications and plot plans shall be considered to be properly submitted to the Board of Directors, if delivered in person or upon receipt by the Board of Directors by United States Mail, postage prepaid, addressed to the Board of Directors at the registered office of the Association. The residence or buildings, however, must be constructed in compliance with all of the other restrictive covenants herein stipulated. Construction plans and specifications shall, as a minimum, include plans of all floors involved along with elevations of all sides of the proposed structure, along with notes and/or specifications that describe the materials to be used on the exteriors.

(8) No outside toilets will be permitted, and no installation of any kind for disposal of sewage shall be allowed which would result, in the opinion of the Board of Directors, in raw or untreated sewage being carried into water bodies or the Reserved Area. The construction plans and specifications and location of septic systems must be approved by the Board of Directors prior to installation.

(10) No building having any exterior frame construction of any kind shall be erected on any Tract unless same, at the time of construction, shall receive at least two coats of paint, except in case the approved plans and specifications thereof shall provide for natural cedar or redwood, or for staining or other means of coloring the same.

(17) Tracts 70, 71, 72, 73, 74 and 75 may be further subdivided into smaller Tracts, provided that each such resubdivided Tract shall contain an area of not less than one acre and each such Owner shall be a Member of the Association as herein above provided. Tract 76 may be further subdivided into smaller Tracts without a minimum size restriction. Tracts 71, 72, 73, 74 and 75 together with Tracts #A-1 thru #H-I may be fenced on their boundaries provided the fence meets the other provisions herein and horses and cows may be kept on these Tracts provided they are kept for the Owner's use. Stables or barns may be constructed on these Tracts provided they meet the requirements herein above.

A note about Fences: Refer to Modified Deed Restrictions #4, #5, and #17 for guidance on fencing that is permitted on your property. It is necessary to follow the Building Plan Submission process BEFORE installing any fencing on your lot. Please include on your Building Plan diagram the details of your proposed fence including the height of the fence, product material and color, and the locations and dimensions of the fence.

